



## PLANNING & ZONING BOARD AGENDA

Board Members: Chairman Dominic Cicio, Vice-Chairman Richard Skyzinski, Keith Keogh, Robert Proper, Felicia Stewart, Douglas Faivre, Donald Tillman, Bill Mathias (non-voting)

Other Attendees: Community Development Director Tim Maslow, City Attorney Anita Geraci-Carver, Planner DeWayne Jones, Senior Planner Andrew Landis, Recording Secretary Maria Ramirez

### Agenda for September 17, 2020 at 2 PM

Virtual Zoom Meeting

<https://us02web.zoom.us/j/88316248894?pwd=ZHJlNmRdZlUzSmFldFJtbnBF3cElodz09>

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**1. Call to Order**

Roll call and determination of quorum, Pledge of Allegiance, Pledge of Conduct

**2. Consent Agenda**

a. Approval of minutes from the August 6, 2020 meeting

**3. New Business**

a. Recommendation on Ordinance 2020-30: Community Development Code

**4. Old Business**

a. No old business

**5. Closing Comments**

Public, Board Members, Staff

Adjourn to next month's Planning and Zoning Board meeting on Thursday, October 8, 2020 at 3:00 p.m.

**For more information, contact:** DeWayne Jones at [dewayne.jones@groveland-fl.gov](mailto:dewayne.jones@groveland-fl.gov) or 352-534-1751

**City of Groveland  
Minutes  
Planning and Zoning Board Virtual  
Meeting Thursday, August 6, 2020**

The Groveland Planning and Zoning Board held a regular meeting on Thursday, August 6, 2020 as a Virtual Zoom Meeting. Chair Cicio called the meeting to order at 3:00 p.m. The following Board Members were present: Richard Skyzinski; Keith Keogh; Robert Proper; Felicia Stewart; Doug Faivre and Donald Tillman. City Officials present were Anita Geraci-Carver, City Attorney; Tim Maslow, Staff Designee; Andrew Landis, Senior Planner; DeWayne Jones, Planner 1; and Maria Ramirez, Recording Secretary.

Absent: Board Member Bill Mathias.

**PRESENTATIONS**

City Attorney Anita Geraci-Carver read the Planning and Zoning Board Guidelines.

**CONSENT AGENDA**

Recording Secretary Ramirez read the headnote into the record as follows:

1. Approval of minutes: July 2, 2020 Planning & Zoning Board Meeting.
  
2. **Recommendation on Ordinance 2020-12: South Lake High School Annexation**  
An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of section 171.044, Florida Statutes (2019);annexing 55.61 +/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the City Manager to record certified copies of this Ordinance after approval with the clerk of the circuit court, the county manager of Lake County, and the secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

**Public Comments:**

There were no public comments.  
Mr. Maslow had no comments.

## **Motion:**

Board Member Proper moved to approve the Consent Agenda; seconded by Board Member Keogh.

Motion passed with all members present voting aye.

## **PRESENTATION:**

Director of Transportation & Public Works, TJ Fish presented the Watershed Study/Downtown Stormwater Plan.

- The first thing was to look at the CRA Area, which is defined by the political boundary very formerly, though water does not follow boundary lines.
- Sub-Basin Delineation within the CRA: This gives an overview of the analysis.
- Flood Areas Divided into Four Regions: The Northeast Region, Southeast Region, Northwest Region, Northeast Region
  - Right in downtown, the water either flows to Atlantic Ocean or Gulf of Mexico.
  - Northeast Region Flood Zones holds extensive wetlands and flood zones. Has developmental potential with SR 50 realignment project.
- Looked at the elevations to see what occurs with the waterflow in different scenarios. The areas in red will flood in certain events, which we can address with low cost construction projects.
- There are various Groveland stormwater studies.
- Sampey Road Flood Improvement Project: There is a pitchpoint which needs attention in order for the water to flow more readily towards the wetlands.
- We were going to build a sidewalk along Gadson. However, we have a very interesting drainage system here, which is an opportunity and an asset that we can capitalize on for stormwater fixing. This is now more than just a sidewalk project. On the map, you can also see Baldwin Street which we need to work on with DOT perhaps during the SR 50 realignment.
- On Garden Street, you can see where natural flood zones were filled in. With the Mount Pleasant project, this will help with the waterflow here.
- The Downing Street Flood Improvement Project will also help the waterflow.
- Regional Stormwater Management: At some point, we will be approaching the FDOT to potentially expand the area we can move the stormwater to the east and reclaim the frontage along 50 for development.
- We also have the ability to use the right-of-way for the new SR 50 right-of-way to use underground storage
- In the NW Basin, we have a project we can reach out to DOT to partner with them to reclaim developable property.
- The LID is a real potential for Orange Street to install semi-impervious pavers to accomplish a lot comprehensively. Once we open the ground, we will be working on much more than stormwater.
- These are the pervious pavers that can be utilized for East Bound Orange Street. We are looking at building the trail for them on Orange to provide connection to Lake David Park.
- We talked about Commercial Development, there has been analysis for what we can reclaim for development. There is potential commercial development adjacent to SR50 realignment.

- When you see the breakdown, we accomplish all of this for under one million dollars. This is all doable and will provide dramatic improvements very quickly.
- This is a CRA funded project and we are working to apply to Fed Community Block Grant and to get SR50 Realignment further funded. We have creative approaches to get this hurried up and we are working with DOT to get through their obstacles.

Member Proper asked Mr. Fish if he knew of any conflicts or impact with the code update? Mr. Fish stated, they have to address the stormwater and utilities first.

Member Proper asked could this \$865,000 project turn into a \$3 million dollar project? CRA Manager/Economic Development, Dan Murphy stated it can turn to a \$2 million dollar project. We are trying to get the funding through grants.

Member Keogh requested a spreadsheet from Mr. Fish, showing the true cost and expected donations from DOT and expected impact.

Mr. Fish he will provide a deeper level analysis.

## **OLD BUSINESS**

### **1. Recommendation on Ordinance 2020-10: SECO Comprehensive Plan Amendment**

Recording Secretary Ramirez read the headnote into the record as follows:

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3187(1), Florida Statutes, by amending the Comprehensive Land Use Plan designation from City of Groveland Agriculture to City of Groveland Public/Institutional on the Future Land Use Map for the herein described properties of 10 or less acres of land; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

DeWayne Jones addressed the Board with a presentation. These two ordinances are being continued due to the questions pertaining to the project, which includes a property relating to the downtown stormwater plan, the flood zone and the relocation of SR50.

- This is the Aerial View of the site, the SECO Flood Map- they will need to meet the St. Johns flood requirements for the site for a 50 foot buffer line, this is a SECO FEMA Flood Map with the properties that are in the flood zone. You can see the property is outside of the flood zone.
- You can see the property is a good distance away from the SR 50 relocation.

Applicant Roxanne addressed the Board with a presentation.

- Map of the Groveland Substation Territory with the substation coverage in yellow. The city limits is in the dotted.

- You can see the distribution feeder areas and the three substations that will be looped.
- Groveland Substation: Site Utilization: This is not a final display of the projection, but this is different than the original application. This is much closer than what appeared in the package.
- If one substation were to fail, then the other two in the loop would pick it up. We currently have 47 substations, 2 in Groveland. We are just rebuilding this one.

Member Keogh asked how the expansion will affect the load capacities.

Applicant, Ben Dawson, stated with the expansion of the industrial projects, it indirectly affects the Groveland Substation which will be the backup for the Industrial Substation. Chairman Cicio stated he had looked at the supplemental documentation, the general proximity of Sampy Road which is close to the wetland. Do you have plans to lift the substation up?

Mr. Dawson stated they will be doing some fill and we are taking into account the leveling of that area. This is still preliminary and we will do a more thorough design.

Member Keogh asked are their boundaries that will be affected by the Dark Skies initiative. You are showing a big expansion with the numbers, but are you taking into account other boundary issues and regulations?

Mr. Dawson stated this is a contract between us and Duke. What you are asking is outside of my scope.

Chairman Cicio stated he's new to the area and does not follow where Duke ends and where SECO begins. Do you work with Duke to see how much energy Groveland needs in general?

Mr. Dawson stated they do not work directly with Duke or collaborate on the distribution size but we do on the transmission side. We utilize our data to make projections.

Chairman Cicio asked what numbers they are projecting for the next 5 years.

Mr. Dawson stated they are expecting a 2.5% growth.

Mr. Maslow advised they expect more than double the growth in the next 20 years.

Mr. Dawson stated there's a lot of room for growth and if there is a need for growth, then they will look to open a new substation. We are looking to open construction in 2023.

Mr. Maslow stated they do see a need for increased capacity to keep up with our growth. The boundaries between SECO and Duke.

Member Proper advised Dark Sky is a critical component to the plan. Advises SECO to follow up and is officially requesting to address this issue.

Mr. Dawson stated he will deliver Board's message to the proper people.

Member Proper asked how will Board get the information back?

Mr. Maslow advised the FLU is coming into adoption the 24<sup>th</sup> and the Code update will require a Dark Sky Compliance and Certification, which is one of our biggest priorities. This is one of our key goals and it is deeply rooted in our values. We would love for our staff to correspond with SECO.

### **Public Comments:**

Member Proper requested time frame to receive follow up from SECO.

Mr. Maslow stated Dark Sky's' will be discussed August 12<sup>th</sup>.

### **Motion:**

Board Member Keogh moved to approve Ordinance 20-10; seconded by Board Member Skyzinski.

Motion passed with all member present voting aye.

**2. Recommendation on Ordinance 2020-11: SECO Rezoning**

Recording Secretary Ramirez read the headnote into the record as follows:

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, to change the zoning from City of Groveland Agriculture to City of Groveland Utilities District for the herein described property owned by the Charles E. Bradshaw, Jr. Revocable Trust dates May 26, 2000 and located north of SR 50 and south of Sampey Road; directing the city manager to amend the zoning map as herein provided after the passage of this Ordinance; providing for scrivener's errors and severability; repealing all Ordinances in conflict herewith; and providing for an effective date.

DeWayne Jones recommended approval of Ordinance 2020-11.

The Applicant had no comments.

**Public Comments:**

No Public Comments

**Motion:**

Board Member Keogh moved to approved Ordinance 2020-11; seconded by Board Member Skyzinski.

Motion passed with all member present voting aye.

**BOARD MEMBER DISCUSSION**

There were no Board Member discussions

**CLOSING COMMENTS:**

Mr. Maslow stated staff has worked tirelessly to get the FLU adopted. We will cover this in the workshop on the 12<sup>th</sup>, which was brought to our attention from P&Z and Council to go through the Code document. The Code will come back to P&Z on September 3<sup>rd</sup>. The two readings for approval could take place in September. Between now and early next week,

please email or call me if there is anything you would like to cover in the Code Workshop to make sure we review it at 10AM that morning. If you have not received the link yet, you will get it following this call.

Chairman Cicio address the Board to notify Mr. Maslow if a member is interested in running for Chair. Term expires January 31, 2021.

**ADJOURNMENT**

**Motion:**

Motion by Board Member Proper to adjourn the meeting at 4:24 p.m.; seconded by Board Member Faivre.



Attest:

\_\_\_\_\_  
Dominic Cicio, Chair

\_\_\_\_\_  
Maria Ramirez, Recording Secretary



## AGENDA ITEM 1

### MEMORANDUM

TO: PLANNING & ZONING BOARD MEMBERS

FROM: TIM MASLOW, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: RECOMMENDATION OF APPROVAL: ORDINANCE 2020-30 –  
COMMUNITY DEVELOPMENT CODE

DATE: SEPTEMBER 17, 2020

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#### **GENERAL SUMMARY/BACKGROUND**

The City of Groveland's Community Development staff propose to amend the Land Use and Development Regulations of the Code of Ordinances and adopt a new Community Development Code and Zoning Map.

With the recently adopted Future Land Use Element, staff balanced the opportunities for growth with the desire to retain a significant portion of land as agriculture and conservation. The new Community Development Code correlates with the new Future Land Use categories and is calibrated to complement various scales of development within the new community types of Town, Village, Hamlet, and Employment Center.

Staff analyzed innovative concepts from new urbanist communities that embody natural charm including Serenbe, Georgia; Habersham, South Carolina; and Seaside and Oakland Park in Florida. Using these precedents, the new Code features building standards such as setback and height requirements, a diversity of housing types, vernacular architectural styles, thoroughfare and open space design criteria, and other elements of community planning. Low impact development techniques such as permeable surfaces, bio-retention areas, grassed swales, vegetated rooftops, and rain barrels will help to ensure Groveland maintains a green footprint.

New Town, Village, and Hamlet neighborhoods will feature trail oriented development along an interconnected system of walking and bicycling trails, parks, open spaces, conservation lands, and paddling corridor linkages. Special attention was given to the Green Swamp Area of Critical State Concern per state guidelines, including provisions for increased open space and pervious surface.

The next phase of planning will include securing a Joint Planning Agreement between Groveland and Lake County to guide and manage growth occurring on County parcels within the City's utility service boundary.

**STAFF RECOMMENDATION**

Approval of Ordinance 2020-30.

**ATTACHMENTS**

Attachment 1 Ordinance 2020-30, Community Development Code and Zoning Map

Attachment 2 Notice Support Documentation

# ATTACHMENT 1

**ORDINANCE 2020-30**

**AN ORDINANCE OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING CHAPTERS IN SUBPART B OF THE CODE OF ORDINANCES KNOWN AS THE LAND USE AND DEVELOPMENT REGULATIONS; ADOPTING A NEW ZONING CODE AND ZONING MAP; REPEALING CHAPTERS 101, 149, AND 153; REPEALING ARTICLES I, II AND III IN CHAPTER 137, AS WELL AS ARTICLES I, II AND III IN CHAPTER 145; RETAINING APPENDIX A – FEE SCHEDULE; PROVIDING FOR CONFLICTS, CODIFICATION AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council is authorized pursuant to Chapter 163 and Chapter 166, Florida Statutes to adopt this ordinance; and

**WHEREAS**, within 1 year after submission of a revised comprehensive plan for review pursuant to s. 163.3191, Florida Statutes, a city is required to amend and enforce land development regulations that are consistent with and implement the adopted comprehensive plan; and

**WHEREAS**, City Council adopted an amended future land use element and future land use map series on August 24, 2020, and therefore, it is necessary to amend the land development regulations; and

**WHEREAS**, the planning and zoning board, who also performs the functions of a local planning agency, has considered this ordinance at a public meeting, and has found it to be consistent with the City’s Comprehensive Plan as amended; and

**WHEREAS**, the City Council has considered this ordinance at two public hearings, and has found it to be consistent with the City’s Comprehensive Plan as amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, as follows:**

**SECTION 1.** The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this ordinance.

**SECTION 2.** That Subpart B of the Code of Ordinances known as the Land Use and Development Regulations, is amended and shall hereafter read as set forth in the Land Development Code, a copy of which is attached hereto.

**SECTION 3.** The zoning map, a copy of which is attached hereto, is hereby adopted.

**SECTION 4. Repeal.** That Chapters 101, 149, and 153 in their entirety, Articles I, II and III in Chapter 137, and Articles I, II and III in Chapter 145 are repealed.

**SECTION 5. Retain.** Appendix A – Fee Schedule, as may have been amended, is retained, and is not repealed. Chapters 105, 109, 113, 117, 121, 125, 129, 133, and 141 are retained and are not repealed.

**SECTION 6.** All ordinances or parts of ordinances in conflict herewith are hereby repealed and all ordinances or parts of ordinances not in conflict herewith are hereby continued in full force and effect.

**SECTION 7.** It is the intent of the City Council of the City of Groveland that the provisions of this ordinance shall become and made a part of the City of Groveland Code of Ordinances; and grants authority to the codifier to renumber or re-letter sections, and change the words in this ordinance to section, article, chapter or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 8.** If any portion, clause, phrase, sentence or classification of this ordinance is held or declared to be either unconstitutional, invalid, inapplicable, inoperative or void, then such declaration shall not be construed to affect other portions of the ordinance; it is hereby declared to be the express opinion of the City Council of the City of Groveland that any such unconstitutional, invalid, inapplicable, inoperative or void portion or portions of this ordinance did not induce its passage, and that without the inclusion of any such portion or portions of this ordinance, the City Council would have enacted the valid constitutional portions thereof.

**SECTION 9.** The provisions within this ordinance shall take effect in accordance law.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

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Virginia Wright  
City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		